



City Council Regular Meeting Minutes

February 4, 2026 6:00 PM

IUC - 17221 E. 23rd Street, Room 117, Independence, MO 64057

INVOCATION

1. The invocation will be given by Tim Allison, Chaplain at the Visiting Nurse Association Hospital.

Tim Allison, Chaplain at the Visiting Nurse Association Hospital gave the invocation.

THE PLEDGE OF ALLEGIANCE

ROLL CALL

**** Due to a scheduling conflict with Council Chambers and Night Court, the meeting was moved to the IUC building.**

Mayor Pro Tem John Perkins called the meeting to order. Upon roll call, the following members were present: Jared Fears, Bridget McCandless, Jennie Vaught, and Heather Wiley. Absent – Rory Rowland, Brice Stewart.

PRESENTATION RESOLUTIONS

1. 26-710 A resolution recognizing Aimee Jones, GIS Analyst in the Technology Services Department, as the ISTAR Award Recipient for Service and Teamwork Above Responsibilities for the month of February. **Item passes 5-0 Res. No. 7202**

Councilmember Fears moved to approve the item as presented. Motion seconded by Councilmember McCandless.

AYES (5): Councilmember Fears, Councilmember McCandless, Councilmember Vaught,

Councilmember Perkins, Councilmember Wiley
NAYS (0): None
ABSENT (2): Mayor Rowland, Councilmember Stewart

Item passes 5-0

PROCLAMATIONS

There were no proclamations.

CITIZEN REQUESTS

Councilmember Fears moved to hear citizen requests out of order. Motion seconded by Councilmember McCandless.

AYES (5): Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (2): Mayor Rowland, Councilmember Stewart

Item was heard out of order.

Debra Powell spoke on the data center

Chase Philpott spoke on the data center

George Kapke spoke on the rezoning of 2610-2612 Lee's Summit Road

Steve Weller spoke on the rezoning of 2610-2612 Lee's Summit Road

Francis Albina (child) spoke on the data center and was accompanied by his parents

Valerie Byrne of the Chamber of Commerce spoke on the data center

CONSENT AGENDA

Reports and Recommendations of the City Manager

Councilmember Fears moved to approve the consent agenda. Motion seconded by Councilmember McCandless.

Item pulled for special consideration was item number 2, pulled by CM McCandless.

AYES (5): Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (2): Mayor Rowland, Councilmember Stewart

Consent agenda minus item number 2, passes 5-0

1. Approval of minutes from the January 5th and January 20th regular meetings

Approved

2. Council action is requested to issue a purchase order to Burns & McDonnell (B&M) in the amount of \$6,012,301 and authorize change orders up to ten (10) percent of the authorized amount, for Able Battery line terminal Engineer-Procure-Construct (EPC) services for the Power & Light Department (IPL). **Item passes 5-0**

This item was pulled for special consideration by Councilmember McCandless. The city will be reimbursed 100% for this project.

Councilmember McCandless moved to approve the item as presented. Motion seconded by Councilmember Fears. Motion Passed.

AYES (5): Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (2): Mayor Rowland, Councilmember Stewart

Item passes 5-0

RESOLUTIONS

1. 26-711 A resolution updating the membership for the Japanese Sister City Committee **Approved Res. No. 7203**

REGULAR AGENDA

PUBLIC HEARING(S)

Councilmember Fears moved to hear public hearings out of order. The public hearing for the Rhapsody Wedding and Reception Hall. Motion was seconded by Councilmember McCandless.

AYES (5): Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (2): Mayor Rowland, Councilmember Stewart

Motion passes 5-0 to hear public hearings out of order

1. A public hearing for the application to rezone the properties located at 2610 and 2612 S. Lee's Summit Road from C-1, Neighborhood Commercial, and R-6, Single Family Residential, to R-18/PUD, Moderate Density Residential/Planned Unit Development. **New Information Only.**

Rick Arroyo, Assistant Community Development Director spoke on this item. It was originally heard in July 2022. The project did not receive a majority vote at that time from the Planning Commission members. It is now being considered again. This will be an age-restricted housing development. Staff received a protest petition. The petition was only 25.7%, so it did not meet the 30% threshold.

22-075 **2R** An ordinance approving a rezoning from District C-1 (Neighborhood Commercial) and District R-6 (Single-Family Residential) to District R-18/PUD (Moderate-Density Residential/Planned Unit Development) and approving a preliminary development plan for the properties at 2610 and 2612 S. Lee's Summit Road, in Independence, Missouri. **2R (1R was on 8/1/2022) Item Postponed to 2/16/26**

Councilmember Fears moved to amend the item to add a zoning restriction regarding the age restriction. Motion seconded by Councilmember McCandless. The item was presented, and discussion followed.

AYES (5): Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (2): Mayor Rowland, Councilmember Stewart

Motion to amend passes 5-0

Councilmembers Fears and Wiley said allowing these homes to be built here saves the property from being developed with a multi-story housing unit.

Councilmember McCandless made a motion to postpone this item for two weeks.

Seconded by Councilmember Fears.

AES (5): Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Wiley

NAYS (0): Councilmember Perkins

ABSENT (2): Mayor Rowland, Councilmember Stewart

Vote: 4-1 Item is postponed to February 16th.

2. A public hearing for the Taxable Industrial Development Revenue Bonds for the Surgery Center Project. **Full Public Hearing.**

David Martin with Gilmore and Bell presented this item. This proposal is to convert a building that used to house a restaurant to an oral surgery facility. No one came forward came forward to speak on this item and the public hearing was closed.

3. A full public hearing for the Retail Selling of Intoxicating Liquor by the Drink for The Rhapsody Wedding and Reception Hall located at 2322 S R.D. Mize Rd. **Full Public Hearing.**

Council action is requested on the application received from The Rhapsody Wedding and Reception Hall for Retail Selling of Intoxicating Liquor by the Drink that will be located at 2322 S R.D. Mize Rd. **Item passes 5-0**

The Rhapsody Wedding and Reception Hall is requesting a liquor license to sell intoxicating liquor by the drink during their events. It would not be open to the general public. Sales would only be available to those at the event. There is a church nearby and other businesses that sell liquor. There is also a residential area within 300 feet. No one came forward to speak on this item.

AYES (5): Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (2): Mayor Rowland, Councilmember Stewart

Item passes 5-0

ORDINANCES

FIRST READING(S)

1. 26-008 **1R** An ordinance authorizing a contract with the State of Missouri Public Safety to provide financial assistance for the State and Local Cybersecurity Grant Program and **declaring an emergency. 1R** (This will be a first and second reading and will require 5 yes votes to pass.) **Item passes 5-0 Ord. No. 19780**

This is an emergency item, so both first and second readings were done.

AYES (5): Councilmember Fears, Councilmember McCandless, Councilmember Vaught, Councilmember Perkins, Councilmember Wiley

NAYS (0): None

ABSENT (2): Mayor Rowland, Councilmember Stewart

Item passes 5-0

2. 26-009 **1R** An ordinance adopting amendments to the Fiscal Year 2025-2026 Capital Improvement Budget, which was approved by Ordinance No. 19682; and authorizing the City Manager to award a contract with TMG Utility Advisory Services, Inc., d/b/a TMG Consulting, Inc. ("TMG") for an Advanced Metering Infrastructure (AMI) Program and Performance Management Services for a period of four (4) years, and authorizing change orders of up to ten percent (10%) of the authorized amount. **1R Read**

3. 26-010 **1R** An ordinance amending Section 3.01.001 of the Independence City Code to expand the definition of a public nuisance animal **1R Read**

Councilmember Wiley provided clarification on this ordinance, stating that it pertains to animals running at large.

4. 26-011 **1R** An ordinance creating Section 12.06.021 of the Independence City Code for the prohibition of nonconsensual dissemination of private sexual images **1R Read**
5. 26-012 **1R** An ordinance creating Section 12.06.022 of the Independence City Code for the prohibition of threatening the nonconsensual dissemination of private sexual images **1R Read**

6. 26-013 **1R** An ordinance approving a Plan for an Industrial Development Project for the Surgery Center Project; authorizing the City of Independence, Missouri to issue Taxable Industrial Development Revenue Bonds in a principal amount not to exceed \$3,530,000; and authorizing certain documents and actions in connection therewith. **1R Read**
7. 26-014 **1R** An ordinance approving a rezoning from District C-2 (General Commercial) to District R-12 (Two-Family Residential) for the properties located at 724 and 726 North Noland Road. **1R Read**
8. 26-015 **1R** An ordinance approving the Cooperative Agreement among the City of Independence, Missouri, the Blue Ridge Crossing-East Community Improvement District, and MBS Mall Investor-98, LLC. **1R Read**
9. 26-016 **1R** An ordinance amending Chapter 4 Article 11 Landlord Tenant Code and Article 15 Rental Ready of the City Code. **1R Read**

INFORMATION ONLY

1. Blue Ridge Crossing East CID Proposed Budget for FY 2026-2027
2. Independence Advisory Board of Health letter to the City Council regarding recommendations concerning the Independence Health Department
3. **Please Note:** In accordance with RSMo. 610.021, the City Council may convene in a Closed Executive Session during or after the meeting, on matters of litigation, legal action, and/or attorney client communications, as permitted by Sec. 610.021(1), on matters of personnel, as permitted by Sec. 610.021(3) and personnel records, as permitted by 610.021(13), on matters of contracts, as permitted by 610.021(12), on matters of real estate, as permitted by 610.021(2) and/or matters of labor negotiations, as permitted by 610.021(9).

COUNCILMEMBER COMMENTS

Councilmember Fears stated he has received a number of calls, emails and messages regarding the data center. Nebius has opened a new website today. Nebius.com/Independence This link has a lot of detail regarding what is being proposed. He reminded everyone that Council will be voting on a Chapter 100 ordinance. This does not dictate the use of the land, it is about taxes and tax abatement. There will be more conversation on this as time goes on.

Councilmember Wiley said she is hosting a 3rd District Town Hall meeting on February 28th at 10:00 a.m. at Gudgell Park Community of Christ. This is to talk about 3rd District items but anyone is welcome to attend.

Councilmember McCandless discussed citizens receiving estimated bills instead of meter

readings. The meter readers will come back and get an accurate reading. Bills will be adjusted to the accurate readings. She gave a shout-out to the Parks Dept. for upgrades to playground equipment. She thanked the fire personnel for the invitation to the promotion ceremony today and for welcoming 20 new recruits. The Point in Time count occurred last week to determine the number of homeless. This count helps determine funding. She visited with the Mayor of Matlas, Finland, which is where a Nebius Data Center is located. The center has been there for 10 years. The Mayor felt it was a very good investment for their community. He also said there has not been a noise issue at all. The rates have also been stable since the center was put in. The City Manager interview process is still ongoing, but moving along.

Mayor ProTem Perkins said he was also on the call with the Mayor from Finland. It was a very informative call. He also stated that the PIT count was able to help locate and individual that was the subject of a Silver Alert.

ADJOURNMENT

7:04 PM

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk